

164.0

0002

0015.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
864,200 / 864,200
864,200 / 864,200
864,200 / 864,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PACKARD THEODORE B	
Owner 2: PACKARD SHEILA R	
Owner 3:	

Street 1: 10 OAKLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .167 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Wood Shingle Exterior and 2576 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7285		Sq. Ft.	Site		0	70.	0.88	8									446,986						447,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	7285.000	417,200		447,000	864,200	
Total Card	0.167	417,200		447,000	864,200	Entered Lot Size
Total Parcel	0.167	417,200		447,000	864,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	335.48	/Parcel: 335.48	Land Unit Type:

User Acct	108617
GIS Ref	
GIS Ref	
Insp Date	07/19/18
012707!	



USER DEFINED

Prior Id # 1:	108617
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	15:25:45
LAST REV	
Date	Time
02/26/20	10:53:32
danam	
12707	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRAGG PETER /ET	27405-328		6/20/1997		282,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2019	1731	New Wind	43,765	C				
5/27/2016	676	Shed	15,000					add shed 14x20
9/1/1998	675	Addition	70,000					6X19 2ST ADD/REM K

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Inspected	CC	Chris C
6/5/2018	MEAS&NOTICE	BS	Barbara S
12/18/2008	Measured	336	PATRIOT
1/21/2000	Inspected	263	PATRIOT
12/16/1999	Mailer Sent		
12/3/1999	Measured	267	PATRIOT
6/28/1999		PM	Peter M
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type:	15 - Old Style			Full Bath:	1	Rating:	Average																				
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:																					
(Liv) Units:	1	Total: 1		3/4 Bath:	1	Rating:	Good																				
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																					
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average																				
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																					
Sec Wall:		%		OthrFix:		Rating:																					
Roof Struct:	1 - Gable			OTHER FEATURES																							
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good																				
Color:	GREEN			A Kits:		Rating:																					
View / Desir:				Fpl:	1	Rating:	Average																				
GENERAL INFORMATION				WSFlue:		Rating:																					
Grade:	C+ - Average (+)			CONDOS INFORMATION																							
Year Blt:	1900	Eff Yr Blt:		Location:																							
Alt LUC:		Alt %:		Total Units:																							
Jurisdct:		Fact: .		Floor:																							
Const Mod:				% Own:																							
Lump Sum Adj:				Name:																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN															
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:		No Unit	RMS	BRS	FL														
Prim Int Wal	2 - Plaster			Functional:			%	Interior:		1	7	4	M														
Sec Int Wall:		%		Economic:			%	Additions:	1998																		
Partition:	T - Typical			Special:			%	Kitchen:																			
Prim Floors:	3 - Hardwood			Override:			%	Baths:																			
Sec Floors:		%		Total:	26.4	%		Plumbing:																			
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:																			
Subfloor:				COMPARABLE SALES				Heating:																			
Bsmnt Gar:				Rate				General:		Parcel ID	Typ	Date	Sale Price														
Electric:	3 - Typical			WtAv\$/SQ:																							
Insulation:	2 - Typical			Adj \$ / SQ:																							
Int vs Ext:	S			Const Adj.:																							
Heat Fuel:	2 - Gas			Other Features:																							
Heat Type:	5 - Steam			Grade Factor:																							
# Heat Sys:	1			NBHD Inf:																							
% Heated:	100	% AC:		NBHD Mod:																							
Solar HW:	NO	Central Vac:		LUC Factor:																							
% Com Wal		% Sprinkled		Adj Total:																							
				Depreciation:																							
				Deprecated Total:																							
				Final Total:																							
				Val/Su SzAd:																							
				Val/Su SzAd:																							
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID 164-0-0002-0015.0												IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					AssessPro Patriot Properties, Inc				
2	Frame Shed	D	Y	1	14X20	A	AV	2016	0.00	T	2.4	101															
More: N				Total Yard Items:				Total Special Features:				Total:															